



THE
A-TEAM

**RE/MAX
FIRST**

88 MILL Road, Cochrane T4C 3G7

MLS® #: **A2183611**

Area: **Greystone**

Listing Date: **12/16/24**

List Price: **\$549,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Cochrane

Year Built:

2024

Lot Information

Lot Sz Ar:

2,834 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Front Yard,Interior Lot,Street Lighting,Rectangular Lot,Views
Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

DOM

5

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Composite Siding,Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Electric Water Heater,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,Breakfast Bar,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected

Room Information

Room	Level	Dimensions
Great Room	Main	15`10" x 11`7"
Nook	Main	10`9" x 9`6"
Bedroom	Upper	9`11" x 10`9"
4pc Bathroom	Upper	9`11" x 5`0"

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`6"
Bedroom - Primary	Upper	15`2" x 12`2"
Bedroom	Upper	9`10" x 10`9"
4pc Ensuite bath	Upper	9`9" x 8`8"

2pc Bathroom

Main

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Second

Title:
Fee Simple
Legal Desc:

2311741

Zoning:
RMX

Remarks

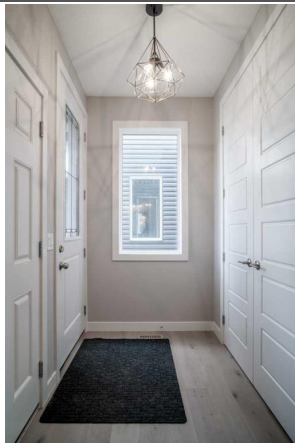
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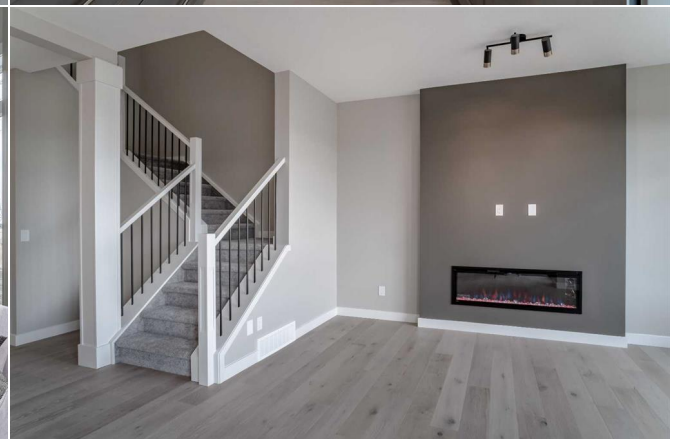
BRAND NEW HOME by Douglas Homes, Master Builder in centrally located Greystone, down the street from two parks, one being a Kid's Play Park .Featuring the Peyto with south facing backyard, paved rear lane & separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on a quiet street with a sun filled south facing backyard, great for entertaining. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1440 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, soaring 9' ceilings, oversized windows , & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (7'0" single level island) & breakfast bar, roomy closet pantry with French Door, Quartz Countertops, 42" Cabinet Uppers, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Fridge, smooth top electric Range, Microwave/Hood Fan combo over the stove & Built-In Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with 5'0" wide sliding patio door, & over height windows, & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including twin undermounted sink set in Quartz counter top, oversized 5'0" x 3'0" shower & ceramic tile flooring. There is also a generous sized walk-in closet accessed from the bedroom. The 2nd floor is completed with two additional good sized bedrooms with roomy closets. The 2nd & 3rd bedrooms have easy access to the main the bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Floor separate Laundry Room complete with tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior design, colors/finishes may be different than shown & the Seller is under no obligation to provide them as such. .

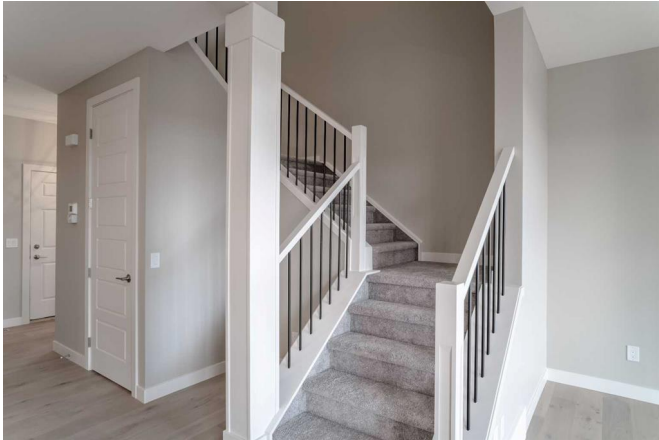
Inclusions:
Property Listed By:

NA
Greater Calgary Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











PEYTO
88 Mill Road • Greystone, Cochrane

1476 sq ft • 3 bedrooms • 2.5 bathrooms • 22'

FEATURES

- ✓ Duplex (Left Unit)
- ✓ Basement Side Entry
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Upper Floor Laundry
- ✓ Tile to Bath/Laundry
- ✓ Double Sinks to Ensuite
- ✓ Walk-In Pantry